

Project hearing brief

S.No.	Particulars	Details		
1.	Name of the project	Grand Central 114		
2.	Name of the promoter	M/s Candeo Projects Pvt. Ltd.		
3.	Nature of the project	Commercial Plotted Colony (SCO)		
4.	Location of the project	Sector- 114, Gurugram		
5.	Legal capacity to act as a promoter	License Holder		
6.	Status of project	New		
7.	Whether registration applied for whole	Whole Project		
8.	Online application ID	RERA-GRG-PROJ-990-2021		
9.	License no.	05 of 2022 dated 19.01.2022	Valid up to 18.01.2027	
10.	Total licensed area	12.33675 acres	Area to be registered 12.33675 acres	
11.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	05 of 2022 dated 19.01.2022	18.01.2027
	ii)	Zoning Plan Approval	N/A	
	iii)	Layout plan Approval	Drg. No DTCP 8126 dated 20.01.2022	-
	iv)	Environmental Clearance	N/A	N/A
	v)	Architectural Control Sheet	Not Provided	
	vi)	Service plan and estimate approval	Applied on 21.01.2022	
12.	File Status	Date		
	File received on	03.02.2022		
	First notice Sent on	07.02.2022		
	First hearing on	14.02.2022		
13.	Status of Documents	<ol style="list-style-type: none"> Deficit Fee- Rs 14,95,498.64/- Status: Submitted. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Submitted but needs to be revised. Online DPI needs to be corrected. Status: Submitted but needs to be revised. Architectural Control Sheet needs to be submitted, if applied than copy of applied needs to be submitted. 		



		<p>Status: Applied copy submitted pending for final approval.</p> <p>5. Approved Service Plan and Estimates needs to be submitted. Status: Applied copy submitted pending for final approval.</p> <p>6. Copy of approval letter of Electrical load availability needs to be submitted. Status: Applied copy submitted pending for final approval.</p> <p>7. Approvals / NOC's from various agencies for connecting external services like water supply, sewage disposal and storm water drainage needs to be submitted. Status: Sewage disposal and storm water drainage submitted. Water supply applied and pending for approval.</p> <p>8. Project report needs to be revised. Status: Submitted.</p> <p>9. Pert Chart needs to be revised. Status: Submitted.</p> <p>10. Draft Application Form needs to be revised. Status: Submitted.</p> <p>11. Draft Allotment letter needs to be submitted as per the prescribed format. Status: Submitted but needs to be revised.</p> <p>12. Draft Builder Buyer Agreement needs to be submitted as per the prescribed format. Status: Submitted but needs to be revised.</p> <p>13. Draft Brochure of the project needs to be submitted. Status: Submitted.</p> <p>14. Cost of EDC needs to be mentioned as per LOI. Status: Not Clarified.</p> <p>15. Cost of conversion charges and license fees needs to be clarified. Status: Submitted.</p> <p>16. Infrastructure development charges needs to be clarified. Status: Needs to be clarified.</p> <p>17. Details of all the three bank accounts relating to real estate project i.e., 1. MASTER Account, 2. RERA Account, and 3. FREE Account which shall be maintained in the same bank branch needs to be submitted. Status: Submitted.</p> <p>18. Financial resources of the project need to be corrected. Status: Submitted.</p> <p>19. Saleable area of the project needs to be corrected. Status: Corrected.</p> <p>20. Name of the person authorized to operate the bank account needs to be mentioned in DPI. Status: Submitted.</p> <p>21. Escrow agreement executed with the bank needs to be submitted. Status: Not submitted.</p> <p>22. An undertaking from the promoter regarding EDC to ensure that the 10% of total receipts in project RERA account should be transferred in state treasury account until it is fully paid needs to be revised. Status: Submitted.</p>
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HARERA

GURUGRAM

Grand Central 114

RERA-GRG-PROJ-990-2021


		<p>23. Aadhar of Vikas Bajaj needs to be provided. Status: Submitted.</p> <p>24. Legible copy of PAN of Bharat Bhushan Chawla needs to be provided. Status: Submitted.</p> <p>25. Affidavit by the promoter keeping in view of section 4(2)(I)(D) of the Act, needs to be provided. Status: Submitted.</p> <p>26. Bank undertaking needs to be revised. Status: Submitted.</p>
14.	Deficit Documents	<ol style="list-style-type: none">1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.2. Online DPI needs to be revised.3. Architectural Control Sheet needs to be submitted.4. Approved Service Plan and Estimates needs to be submitted.5. Copy of approval letter of Electrical load availability needs to be submitted.6. Approvals / NOC's from various agencies for connecting external services like water supply needs to be submitted.7. Draft Allotment letter needs to be revised.8. Draft Builder Buyer Agreement needs to be revised.9. Cost of EDC needs to be mentioned as per LOI.10. Infrastructure development charges needs to be clarified.11. Escrow agreement executed with the bank needs to be submitted.
Day and Date of hearing		Monday and 14.02.2022
Proceeding recorded by		Ramniwas
Case History:- The promoter M/s Candeo Projects Pvt. Ltd. who is a License Holder applied for the registration of real estate project namely "Grand Central 114" located at Sector-114, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 28339 dated 03.02.2022 and RPIN-434. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-990-2021. The project area for registration is same as that of the licensed area i.e., 12.33675 acres. License no - 05 of 2022 dated 19.01.2022. The application for registration was scrutinized and 1 st deficiency notice vide notice no. HARERA/GGM/RPIN/434 dated 07.02.2022 was issued to the promoter with an opportunity of being heard on 14.02.2022. The reply submitted by the promoter on 11.02.2022 which was scrutinized and remaining deficiencies are mentioned below: <ol style="list-style-type: none">1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.2. Online DPI needs to be revised.3. Architectural Control Sheet needs to be submitted.4. Approved Service Plan and Estimates needs to be submitted.5. Copy of approval letter of Electrical load availability needs to be submitted.6. Approvals / NOC's from various agencies for connecting external services like water supply needs to be submitted.		

Email : hareragurugram@gmail.com, reragurugram@gmail.com, Website : www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्हत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



7. Draft Allotment letter needs to be revised.
8. Draft Builder Buyer Agreement needs to be revised.
9. Cost of EDC needs to be mentioned as per LOI.
10. Infrastructure development charges needs to be clarified.
11. Escrow agreement executed with the bank needs to be submitted.


ASHISH KUSH
 PLANNING EXECUTIVE
 14/2/22
Planning Executive

REPRESENTED THROUGH

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Vikash Shah	Authorized Signatory	9654195337	
2.	Ravi Gautam	Authorized Representative	9818921096	
3.	Deepak Rampal	Manager	9313880824	

PROCEEDINGS OF THE DAY


Proceedings dated: 14.02.2022

Sh. Ashish Kush, Planning Executive briefed the facts about the project.

Sh. Vikash Shah (Authorized Signatory), Sh. Ravi Gautam (AR) and Sh. Deepak Rampal (Manager) are present on behalf of the promoter. The AR of the promoter company informs that the standard designs and architectural façade of the individual of the proposed SCO units stands submitted to DTCP office and are under approval. Similarly, the service plan/estimates are also under approval of DTCP which is expected shortly. The corrections in online DPI and form A to H are also being made and shall be completed shortly. The deficit fee of Rs. 14,95, 500/- has been deposited in the registry on 11.02.2022. The approval for electrical load availability and assurance for water supply etc. have also been applied and will be submitted shortly. The corrections in draft allotment and BBA be submitted. The copy of escrow agreement executed with the bank shall be submitted along with the rectification of other deficiencies. Since the 24 mtr. wide proposed road is not yet constructed and the existing sector road is also not yet fully connected with Nazafgarh road and hence a proper linkage plan showing the existing access with available and proposed ROW shall also be submitted.

The matter to come up on 21.02.2022.


Vijay Kumar Goyal
 Member


Dr. K.K. Khandelwal
 Chairman